

Zoning Ordinance Amendments – Retreats

March 23, 2015 Draft

Classification – Minimal Impact Facility – Permitted by Special Exception in all zones except the MHP, LI and HI zones, where they are not permitted.

Definition: Retreat – A facility owned and operated by a non-governmental entity for the purpose of providing a rural setting in which temporary lodging, camping and/or conferences, meeting, and event facilities are provided with or without compensation. Retreats on property that meet State and Local definitions of Agriculture are exempt from this definition. In addition, the following activities are specifically excluded from this definition:

- Uses approved with a temporary use permit (i.e. outdoor performances or seasonal attractions);
- Uses classified as Transient Accommodations;
- Uses classified as Entertainments and Amusement Services – Indoor or Outdoor

1. An application for a retreat shall include a concept plan and a complete description of all activities proposed to occur on the property that shall include, at a minimum, the following information:

- The expected number of events per year;
- The maximum number of attendees per event;
- The number of employees;
- The hours of operation;
- Provision of overnight accommodations, duration, etc.;
- Provision of restroom facilities;
- Proposed lighting;
- Sound amplification to be used;
- Temporary structures or tents to be used in association with planned events;
- Proposed signage;
- Security to be provided;
- Location of trash receptacles;
- Traffic management and parking plans;
- Other documentation as required.

2. In addition to the General Standards listed in Section 1408 C., Retreats also must meet the following standards:

- a. Minimum acreage – 5 acres

- b. The maximum number of events during any calendar year is 25. Applications for more than 25 events will need to seek a rezoning to a Planned Unit Development using the process described in Chapter 9 of this Ordinance and the standards in this subsection.
- c. Parcels must have an unobstructed frontage along a public road consistent with the requirements of the Zoning Ordinance. Access drives on private easements will not be permitted.
- d. Site plan approval is required consistent with Section 1404 C. of this Ordinance.
- e. The maximum floor area for all areas used in connection with the Retreat shall be no greater than 5 percent of the total lot area.
- f. Accessory uses can include, but are not limited to; banquet facilities and recreational amenities not intended to be open to the general public.
- g. Overnight accommodations shall be accessory to the primary use of the property proposed as a Retreat and shall not be open to the general public as a standalone use. The maximum length of stay for any guest(s) shall be seven (7) consecutive days per singular event.
- h. Uses approved in this Section shall abide by the Parking Requirements found in Section 1102 of this Ordinance. Parking areas are not required to be of a hard-surfaced, dustless material but must be approved by Planning and Engineering Staff. If an agreement cannot be reached with Staff, the Board of Zoning Appeals shall have the authority to determine the surface material to be used. Handicapped parking is required to be of a hard, dustless material and must meet ADA standards.
- i. Events shall conform to the performance standards in Section 1106 of this Ordinance.
- j. Signage shall comply with Chapter 12 of this Ordinance.
- k. Any structures to be used in connection with the Retreat shall comply with the adopted building and fire codes for Rutherford County and shall be inspected prior to occupancy by the Building and Codes and Fire and Rescue Departments for Rutherford County. Existing buildings may require variances from the Board of Zoning Appeals if they are located within required setbacks.

- l. All regulations enforced through other agencies, (i.e. Federal, State, and other Local authorities) must be met. These include, but are not limited to, building codes, fire codes, health department regulations, groundwater protection, etc.
- m. If the retreat is proposed on property with an existing structure or residence, an additional address may have to be assigned for the retreat for E-911 purposes.
- n. Setbacks for buildings activities used in association with a retreat shall abide by the following setbacks:
 - If providing a Type 1 buffer (or equivalent using existing plantings) – 100 feet
 - If providing a Type 2 buffer (or equivalent using existing plantings) – 75 feet
 - If providing a Type 3 buffer (or equivalent using existing plantings) – 50 feet

Existing plantings must be shown on a site plan. Credits for existing plantings shall be determined using Section 1104 of the Zoning Ordinance. Parking areas are allowed to be within required setbacks but not within required buffer yards.

- o. Contact information for the owner/manager shall be provided to the contact person for each event and posted on the premises.

Parking Requirements: 1 space for every 3 people at maximum capacity of the main assembly room plus one space for every guestroom or campsite.